

MACOMB TOWNSHIP PLANNING COMMISSION
MEETING MINUTES AND PUBLIC HEARING
TUESDAY, MARCH 7, 2006

LOCATION: MACOMB TOWNSHIP MEETING CHAMBERS
54111 BROUGHTON ROAD
MACOMB, MI 48042

PRESENT: EDWARD GALLAGHER, CHAIRMAN
DEAN AUSILIO, VICE-CHAIRMAN
MICHAEL D. KOEHS, SECRETARY
CHARLES OLIVER, MEMBER
JOA PENZIEN, MEMBER
ARNOLD THOEL, MEMBER
DEBORAH ZOLNOSKI, MEMBER

ABSENT: NONE

ALSO PRESENT: Lawrence Dloski, Township Attorney
Jerome R. Schmeiser, Community Planning Consultants
(Additional attendance on file at the Clerk's Office)

Chairman GALLAGHER called the meeting to order at 7:00 p.m.

ROLL CALL

1. Clerk KOEHS called the roll and the entire commission was present.

APPROVAL OF THE AGENDA

2. The agenda was reviewed and items 4 and 5 were asked to be tabled indefinitely at the petitioner's request, and item 12 was asked to be tabled at the petitioner's request to May 16, 2006.

MOTION by THOEL seconded by AUSILIO to approve the agenda as amended.

MOTION carried.

APPROVAL OF PREVIOUS MEETING MINUTES

3. The minutes of the previous meeting held on February 21, 2006 were reviewed.

MOTION by PENZIEN seconded by AUSILIO to approve the minutes of the meeting of February 21, 2006 as presented.

MOTION carried.

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AGENDA ITEMS

4. **Site Plan; Kroger at Macomb Park;** Located on the southwest corner of 26 Mile and Romeo Plank Roads (excluding the immediate corner); Romeo Plank Commons, LLC, Petitioner. Permanent Parcel No. 08-06-200-049. ***(Tabled at the petitioner's request from the February 7 and February 21, 2006 meeting.)***

This item has been tabled indefinitely at the petitioner's request.

5. **Ground Sign; Kroger at Macomb Park;** Located on the southwest corner of 26 Mile and Romeo Plank Roads (excluding the immediate corner); Romeo Plank Commons, LLC, Petitioner. Permanent Parcel No. 08-06-200-049. ***(Tabled at the petitioner's request from the February 7 and February 21, 2006 meeting.)***

This item has been tabled indefinitely at the petitioner's request.

6. **Land Division Variance for 8' pathway & developer responsible sidewalks; Legacy Farms Subdivision, Phase 1;** Located on the west side of Fairchild Road, 1/4 mile north of 22 Mile Road; GTR Builders, Petitioner; Permanent Parcel Number 08-24-401-004.

MOTION by KOEHS seconded by OLIVER to recommend approval of the land division variance for the eight foot pathway and the developer responsible sidewalks through June 1, 2006 at Legacy Farms Subdivision, Phase 1, to the Board of Trustees.

MOTION carried.

7. **Reconsider the Revised Site Plan; Metro PCS Co-Locator at Water & Sewer site;** Located on the east side of Card Road, approximately 1/4 mile north of 23 Mile Road; Metro PCS, Petitioner; Permanent Parcel Number 08-14-300-011.

MOTION by KOEHS seconded by AUSILIO to reconsider the motion to deny the site plan approval for Metro PCS at the Water & Sewer site.

MOTION carried.

MOTION by KOEHS seconded by OLIVER to approve the site plan for the Co-location of Metro PCS at the Water & Sewer site with the standard conditions of the planning consultants, parcel No. 08-14-300-011.

MOTION carried.

8. **Technical Change; Regency Commerce Center, Unit 7 (Paragon Systems);** Located on the west side of Regency Center Drive, north of 23 Mile Road; Casa Villa Commercial LLC, Petitioner; Permanent Parcel Number 08-17-344-007.

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MOTION by KOEHS seconded by THOEL to approve the technical change for Regency Commerce Center, Unit No. 7, with the standard conditions of the planning consultants.
MOTION carried.

9. **Revised Site Plan and Proposed Condominium Project; Romeo Commons;** Located on the northwest corner of Hall Road and Romeo Plank Road; Landus-JRG Acquisitions, Petitioner; Permanent Parcel Number 08-32-476-012.

MOTION by AUSILIO seconded by PENZIEN to approve the revised site plan and proposed condominium for Romeo Commons pursuant to the recommendations of the Planning Consultants, and specifically approving the site plan whose last revision date was 02/28/2006; the landscaping plan whose last revision date was 03/06/2006; that the ground sign shown on the plan is not part of this approval; that all references to a bank on the plans be removed; and contingent upon the approval of the Assessor and Attorney of the revised and re-recorded Master Deed and Exhibit B documents.

Member AUSILIO called for a Roll Call vote. The vote was as follows:

SUPPORT: AUSILIO, PENZIEN, OLIVER, GALLAGHER

OPPOSED: ZOLNOSKI, THOEL, KOEHS

MOTION carried.

10. **Special Land Use; Mobil Oil Car Wash Addition;** Located on the north west corner of 23 Mile Road and North Avenue; Section 14; John Harmala, Petitioner; Permanent Parcel Number 08-14-410-010.

MOTION by AUSILIO seconded by KOEHS to approve the Special Land Use for the Mobil Oil Car Wash; Parcel No. 08-14-410-010; as recommended by the planning consultants.

MOTION carried.

11. **Revised Site Plan; Mobil Oil Car Wash Addition;** Located on the north west corner of 23 Mile Road and North Avenue; Section 14; John Harmala, Petitioner; Permanent Parcel Number 08-14-410-010.

MOTION by KOEHS seconded by AUSILIO to approve the Revised Site Plan for the Mobil Oil Car Wash; Parcel No. 08-14-410-010; as recommended by

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the planning consultants provided the revised landscape plans are submitted showing a complete greenbelt on the west side of the property.

MOTION carried.

12. **Rezoning Request; R-1-S to R-1;** Located on the south side of 24 Mile Road, ½ mile east of North Avenue; Elro corp., Petitioner; Permanent Parcel Number 08-13-200-023.

This item has been tabled to May 16, 2006 at the petitioner's request.

13. **Extension of Temporary Builder Sign; Golden Gates Estates;** Expires on March 15, 2006; Located on the west side of Card Road, ¾ of a mile south of 23 Mile Road; Guiseppe Vitale, Petitioner; Permanent Parcel Number 08-22-430-001.

MOTION by KOEHS seconded by THOEL to grant the extension of the Temporary Builder Sign at Golden Gate Estates for a period of 1 year.

MOTION carried.

14. **Land Division Variance for Monuments, Landscaping and Sidewalk installation; Pinnacle Woods Subdivision;** Located on the south side of 23 Mile Road ¼ mile west of Fairchild Road; Landtec of Macomb, LLC, Petitioner; Permanent Parcel Number 08-24-226-018.

MOTION by KOEHS seconded by PENZIEN to recommend approval for the land division variance for monuments, landscaping and sidewalk installation at Pinnacle Woods Subdivision until June 1, 2006.

MOTION carried.

PLANNING CONSULTANTS COMMENTS

None at this time.

PLANNING COMMISSION COMMENTS

None at this time.

15. Motion to receive and file all correspondence in connection with this agenda.

MOTION by PENZIEN seconded by KOEHS to receive and file all correspondence relating to the matters on this agenda.

MOTION carried.

ADJOURNMENT

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MOTION by KOEHS seconded by THOEL to adjourn.

MOTION carried.

The meeting was adjourned at 8:32 p.m.

Respectfully submitted,

Edward Gallagher, Chairman

Michael D. Koehs, CMC
Macomb Township Clerk